

S U M M A R Y

FILE NO.	2248	Thomas Guide Map No.	508/509
		Date Received:	01/09/07
		Date Distributed:	01/10/07
ENTITY	City of Duvall	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	02/23/07
TITLE	TNR Annexation	Board Meeting:	02/08/07

Location	The site is located on the eastern side of the City of Duvall. The northern boundary of the site abuts the southern boundary of the existing City of Duvall. The northern boundary of the site is generally formed by NE 157 th Street (if extended). The southern boundary of the site is generally formed by NE 154 th Street (if extended). The western boundary of the site is generally formed by 284 th Avenue NE (if extended). The eastern boundary is generally formed by 292 nd Avenue NE (if extended).
Land Area	Approximately 38.30 acres
Land Use	<u>Current:</u> Vacant Land <u>Future:</u> Approximately 113 proposed dwelling units.
Population	<u>Current:</u> None <u>Future:</u> Approximately 440 persons (2.88 x 113 units)
Assessed Valuation	<u>Current:</u> \$581,000.00
County Comprehensive Plan Designation	Urban Reserve
County Zoning	One dwelling unit per five acres
City Comprehensive Plan	Residential Use – Single-Family/Low Density
City Zoning	Residential Use: R-4-R-4.5 (Maximum 4 dwelling units/acre)
District Comprehensive Plan	City of Duvall Comprehensive Water & Sewer District Plan
District Franchise	No franchise is required for service to the TNR Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Duvall Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Kathy Lambert

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Not Applicable

Fire Districts: King County Fire Protection District No. 45

Water Districts: City of Duvall Water Utilities Department

Sewer Districts: City of Duvall Sewer Utilities Department

School Districts: Riverview School District No. 407

SUMMARY (File No. 2248)

The City of Duvall proposes the annexation of approximately 38.30 acres, known as the TNR Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Duvall City Council adopted the petition for annexation in December of 2006.

The site is located on the eastern side of the City of Duvall. The northern boundary of the site abuts the southern boundary of the existing City of Duvall. The northern boundary of the site is generally formed by NE 157th Street (if extended). The southern boundary of the site is generally formed by NE 154th Street (if extended). The western boundary of the site is generally formed by 284th Avenue NE (if extended). The eastern boundary is generally formed by 292nd Avenue NE (if extended).

The unincorporated area is included in the "Annexation Element" of the City of Duvall Comprehensive Plan and is located within the Duvall Potential Annexation Area. The proposed action is consistent with City of Duvall Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City, those provisions which preserve and protect critical areas, and those provisions establish and deliver services to incorporated areas.

The TNR property owners are seeking annexation in order to develop properties under City of Duvall regulations and to receive public services (e.g., sewer services) from Duvall. Presently the area is vacant. The City of Duvall proposes residential zoning at R-4 – R-4.5 (maximum 4 dwelling units per net acre) in order to achieve urban densities and efficiencies consistent with adopted Countywide goals and City policies for urban growth. In the City of Duvall, at full development, could include a total of approximately 150 – 170 housing units which would house approximately 280 persons. However, under a pending development plan, the TNR site is proposed to include 113 units with a population of approximately 222 persons.

The City of Duvall has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the TNR properties following annexation. More specifically, the City of Duvall is prepared to provide development review based upon local standards and applicable King County guidelines. Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., Snohomish River Basin, sloped terrain, habitat areas and populations).

The City of Duvall can directly provide (or contract for) urban services to the area. For example, upon annexation, the City will provide the TNR Area with police services. Fire District No. 45 will continue to provide fire protection services and emergency medical services. The City will also establish storm water management system requirements for the TNR Area. The City of Duvall will provide water service to the TNR Annexation Area. The City of Duvall Sewer Utilities Department will provide sewer services to the TNR Annexation Area.

City and County library facilities, law and justice facilities, and parks and recreation facilities would be available to the community. Children would continue to attend schools in Riverview School District No. 407.

The City of Duvall reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

Further, the TNR Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed TNR Annexation:

- CA-3; CA-5; CA-9 Jurisdictions shall develop plans to protect critical areas.
- FW-7; FW-12; LU-31: The County should identify urban development areas within the Urban Growth Area.
- FW-13; FW-30: Cities are the appropriate providers of local urban services to Urban Areas.
- LU-32: The County should encourage cities to annex territory within their designated potential annexation area.
- LU-25; LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.
- U-203: Population growth should be encouraged in Urban Growth Areas.
- U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.
- U-208: Land capacity shall be provided for residential, commercial and industrial growth.
- U-304: Growth should be focused within city boundaries.

The proposed TNR Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Duvall by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the TNR Area, boundaries are primarily formed by roadways and by existing City boundaries.

The TNR Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Duvall is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Duvall PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Duvall has conducted fiscal analyses related to the proposed TNR Annexation. At full development, City expenditures are estimated at \$4,076,261 and revenues are estimated at \$6,201,032. The City will experience a net gain of approximately \$2,124,771 at full development.

As such, City officials report that the jurisdiction will have sufficient resources to serve the area without a significant impact with respect to cost and adequacy of services, finances, debt structure, or rights of other governmental units. Property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Duvall Capital Investment Program.

The City of Duvall supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Duvall community.